

Tract Description

The ±334-acre Jones/McCall Tract is in an area where the Sandhills and Upper Coastal Plain of South Carolina meet. Rolling terrain, good soils for septic tank drain fields, construction, readily obtainable water, and bold streams with pond sites all contribute to the Jones/McCall Tract's appeal. This property also has an abundance of trees that add value while providing a scenic landscape for homes.

Less than 12 miles away is rapidly growing East Columbia with its many and varied business, education, recreation, and entertainment opportunities. The tract also has easy access to Fort Jackson and the SC National Guard's McCrady Training Center. Within a year or so, Shaw Air Force Base will become a joint Air Force/Army base with several thousand personnel moving into the Columbia/Sumter area. This tract is well situated in the center of the Midlands' ever expanding military complex, and in an area of economic growth.

Timber on the tract is estimated to contain the following tons of merchantable size trees.

Pine Sawtimber	956 tons
Pine Chip-N-Saw	87 tons
Pine Pulpwood	65 tons
Red Oak Hardwood Logs	140 tons
Mixed Hardwood Logs	520 tons
Hardwood Pulpwood	1,719 tons

Considering location, large size, timbered landscape, bold streams/pond sites, and access, the Jones/McCall Tract is a unique property and a prime residential development opportunity.